



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE  
DETERMINATION OF NON-SIGNIFICANCE BY  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Project Number:** 3011699  
**Applicant Name:** Kristen Fritsch, Boxwood  
**Address of Proposal:** 3515 Fremont Ave N

**SUMMARY OF PROPOSAL**

Land Use Application to change the use of 23 apartment units in an existing mixed-use building to 7,341 square feet of lodging use (hostel).

The following approvals are required:

**Administrative Conditional Use Permit** - to allow a lodging use in an NC2 zone (Section 23.47A.006.A6 Seattle Municipal Code (SMC)).

**SEPA - Environmental Determination** (SMC Chapter 25.05)

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

**BACKGROUND**

Site Location: The property is located at the southwest corner of N 36th Street and Fremont Ave N.

Zoning: The site is zoned NC2P-40'

Parcel Size: 7,485 square feet

Existing Use: Mixed use building with retail, restaurant and apartment units.

Public Comment: The public comment period ended on December 22, 2010. No comments were received.

### **ADMINISTRATIVE CONDITIONAL USE ANALYSIS**

Conditional uses may be permitted by the Director when the provisions of both Section 23.42.042 and 23.47A.006 are met.

SMC 23.47A.006.A6 states, lodging uses in NC2 zones are permitted up to 25,000 square feet, when all of the following conditions are met, except that bed and breakfasts in existing structures are permitted outright with no maximum size limit:

- a. The lodging use contains no more than fifty units;
- b. The design of the development, including but not limited to signing and illumination, is compatible with surrounding commercial areas; and
- c. Auto access is via an arterial street.

The project proposal meets the above criteria. The lodging use contains no more than fifty units; the existing façade will not be altered with this proposal; any proposed signage will need to meet the Sign Code for commercial zones; and no auto access is proposed from an arterial street.

SMC23.42.042, states the Director may deny or recommend denial of a conditional use if the Director determines that adverse impacts cannot be mitigated satisfactorily, or that the proposed use is materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

No adverse impacts have been identified and the Director has determined based on the submitted application material and review that the proposal will not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

### **SEPA ANALYSIS**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated December 2, 2010, and the Historical analysis submitted in February, 2011. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans, additional information in the file, and the letter received from the Landmarks Preservation Board (LPB 72/11). As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

### **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- ☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2C.
- ☐ [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2C.

### **CONDITIONS**

None Required.

Signature: \_\_\_\_\_ (signature on file) Date: March 10, 2011  
Stephanie Haines, Senior Land Use Planner  
Department of Planning and Development  
Land Use Services

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